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**City of Corona  
City Council Minutes**

**Wednesday, May 21, 2025, 6:00 p.m.  
Closed Session- Council Board Room**

Council Present: Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, Wes Speake

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**1. CONVENE CLOSED SESSION**

Closed Session convened at 4:40 p.m. for the purposes listed below. Present were Mayor Steiner, Vice Mayor Casillas, Council Member Daddario, Council Member Richins, and Council Member Speake. Closed Session adjourned at 5:55 p.m.

**1.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8  
Property: 117-191-004 and 117-191-022, Corona South Mall  
Agency Negotiator: Jacob Ellis, City Manager  
Negotiating Party: Boss Wine and Events and Empty Plate Corona  
Under Negotiation: Price and Terms of Payment

**1.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

|   |             |            |         |              |         |
|---|-------------|------------|---------|--------------|---------|
| Pursuant                                    | to          | Government | Code    | Section      | 54956.8 |
| Property:                                   |             |            | 1045    | Auburndale   | Street  |
| Agency                                      | Negotiator: | Jacob      | Ellis,  | City         | Manager |
| Negotiating                                 | Party:      | Audrie     | Echnoz, | Corona-Norco | YMCA    |
| Under Negotiation: Price & Terms of Payment |             |            |         |              |         |

**1.3 CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code Section 54956.8  
Property: 496 Corona Mall  
Agency Negotiator: Jacob Ellis, City Manager  
Negotiating Party: Moses Cortez  
Under Negotiation: Price & Terms of Payment

**2. INVOCATION**

None.

**3. PLEDGE OF ALLEGIANCE - Darya Makooi**

The Pledge of Allegiance was led by Darya Makooi.

**4. CONVENE OPEN SESSION**

Mayor Steiner called the meeting to order at 6:05 p.m.

**5. PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

**5.1 COMMENDATION: LIFE SAVING AWARD**

The following residents accepted the Commendation: Lawrence Baril, Justin, Madriaga, Kristine Dela Cruz, Dave Underwood, Maximus Fernando, and Kevin James.

Mary Ybarra, resident, addressed the Council on behalf of the Corona Safety Foundation. She provided an overview on the services and fundraisers that the Corona Safety Foundation organizes.

**5.2 PRESENTATION: UPDATE ON THE CITY'S IMPROVED ON-DEMAND RESERVATION SYSTEM**

Karen Lee, Recreation Supervisor, provided an update.

The Council had inquiries and Ms. Lee provided clarification.

**6. CONSENT CALENDAR**

The Consent Calendar was approved with the exception of Items 6.4 and 6.9, which were voted on separately.

**Moved by:** Tom Richins

**Seconded by:** Jim Steiner

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**MotionAPPROVED (5 to 0)**

**6.1 MINUTES - CITY COUNCIL MEETING MAY 7, 2025**

THE MEETING MINUTES WERE APPROVED.

Approval of Minutes for the City Council, Successor Agency to the Redevelopment Agency of the City of Corona, Corona Public Financing Authority, Corona Utility Authority, Corona Housing Authority City Council Meeting of May 7, 2025

**6.2 CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CORONA, CORONA PUBLIC FINANCING AUTHORITY, CORONA UTILITY AUTHORITY, AND CORONA HOUSING AUTHORITY TO RECEIVE AND FILE THE MONTHLY INVESTMENT PORTFOLIO REPORT FOR MARCH 2025**

THIS FINANCIAL REPORT WAS RECEIVED AND FILED.

That the City Council receive and file the monthly investment portfolio report for March 2025.

**6.3 CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CORONA, CORONA PUBLIC FINANCING**

**AUTHORITY, CORONA UTILITY AUTHORITY, AND CORONA HOUSING  
AUTHORITY TO RECEIVE AND FILE THE MONTHLY FISCAL REPORT FOR  
MARCH 2025**

THIS FINANCIAL REPORT WAS RECEIVED AND FILED.

That the City Council receive and file the monthly fiscal report for March 2025.

**6.4 CITY COUNCIL ADOPTION OF ORDINANCE NO. 3416, SECOND READING  
OF AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA**

**Moved by:** Wes Speake

**Seconded by:** Jacque Casillas

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**Motion APPROVED (5 to 0)**

**6.5 CONSTRUCTION CONTRACT WITH MICON CONSTRUCTION, INC. IN THE  
AMOUNT OF \$382,051 FOR THE COMMUNITY & INFRASTRUCTURE PHASE  
II – SHERIDAN PARK PLAYGROUND CAPITAL IMPROVEMENT PROJECT  
NO. FC-2024-08; NOTICE INVITING BIDS 25-042AS**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Adopt the Plans and Specifications for the Sheridan Park Playground Replacement Project, Project No. CIP FC-2024-08, Notice Inviting Bids 25-042AS.
- b. Award Notice Inviting Bids 25-042AS to Micon Construction, Inc., the lowest responsive, responsible bidder, for the total bid amount of \$382,051, and waive all minor irregularities in the bidding document as submitted by the said bidder.
- c. Approve the Construction Contract with Micon Construction, Inc. for the Community & Infrastructure Phase II - Sheridan Park Playground Capital Improvement Project No. FC-2024-08, in the amount of \$382,051.
- d. Authorize the City Manager, or his designee, to execute the Construction Contract with Micon Construction, Inc., in the amount of \$382,051, including any non-substantive extensions, change orders, purchase orders, and amendments up to the amount authorized by Corona Municipal Code Section 3.08.050(H), which is equivalent to 10% or \$38,205.

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- e. Authorize the City Manager, or his designee, to issue a purchase order to Micon Construction, Inc. in the amount of \$382,051.
- f. Authorize an appropriation in the amount of \$85,000 from the Parks and Open Space Fund 217 to the Community Facilities & Infrastructure Phase II - Sheridan Park Playground Capital Improvement Project No. FC-2024-08.

**6.6 APPROVE THE UPDATED CITY OF CORONA TRANSIT SERVICE DISADVANTAGED BUSINESS ENTERPRISE PROGRAM AND AUTHORIZE THE CITY MANAGER TO SIGN THE DISADVANTAGED BUSINESS ENTERPRISE PROGRAM OBJECTIVE AND POLICY STATEMENT**

THIS ITEM WAS APPROVED.

**Moved by:** Tom Richins

**Seconded by:** Jim Steiner

That the City Council:

- a. Approve the updated Disadvantaged Business Enterprise Program.
- b. Authorize the City Manager, or his designee, to sign the updated Disadvantaged Business Enterprise Program Objective and Policy Statement.

**MotionAPPROVED**

**6.7 RELEASE OF IMPROVEMENT SECURITIES POSTED BY THE NEW HOME COMPANY SOUTHERN CALIFORNIA LLC FOR TRACT MAP 37644 LOCATED SOUTH OF EAGLE GLEN PARKWAY AND WEST OF INTERSTATE 15**

THIS ITEM WAS APPROVED.

That the City Council:

- a. Accept the public improvements associated with Lots 12-23 and 30-37, and Lots X-Right, Z-Left, AA and BB of Tract Map 37644.
- b. Retain twenty-five percent (25%) of the Faithful Performance Security for one year beyond the acceptance of the improvements as security for repair and replacement of any improvements that fail to meet City standards at the end of the one-year period. (Bond Nos. PB02497501367, PB02497501364, PB02497501365, PB02497501366, PB02497501368, PB02497501369, PB02497501358, PB02497501359, PB02497501360, PB02497501370, PB02497501371, PB02497501363, PB02497501361, and PB02497501362)
- c. Retain the Labor and Material Security for six months beyond the acceptance of the improvements and automatically release the security unless claims are filed. (Bond (Bond Nos. PB02497501367, PB02497501364, PB02497501365, PB02497501366, PB02497501368,

PB02497501369, PB02497501358, PB02497501359, PB02497501360, PB02497501370, PB02497501371, PB02497501363, PB02497501361, and PB02497501362)

**6.8 RESOLUTION NO. 2025-037, AUTHORIZING THE ANNUAL DESTRUCTION OF CERTAIN OBSOLETE CITY RECORDS**

THIS RESOLUTION WAS ADOPTED.

That the City Council adopt Resolution No. 2025-037, authorizing the annual destruction and disposal of certain City records.

**6.9 UPDATED DONATION AND SPONSORSHIP POLICY**

The Council provided comments and had inquiries. Sylvia Edwards, City Clerk, Justin Tucker, Assistant City Manager, and Jamie Raymond, Chief Deputy City Attorney, provided clarification.

Joe Morgan, resident, addressed the Council and expressed his concerns with the proposed item.

**Moved by:** Jacque Casillas

**Seconded by:** Wes Speake

That the City Council approve the proposed Donation and Sponsorship Policy.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**MotionAPPROVED (5 to 0)**

**7. COMMUNICATIONS FROM THE PUBLIC**

None.

**8. PUBLIC HEARINGS**

**8.1 PUBLIC HEARING REGARDING THE UTILITIES DEPARTMENT WILDFIRE MITIGATION PLAN**

Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public. Mayor Steiner closed the Public Hearing.

**Moved by:** Tom Richins

**Seconded by:** Tony Daddario

That the City Council:

- a. Hold a public hearing regarding the Utilities Department Wildfire Mitigation Plan.
- b. Receive and file the 2025 Wildfire Safety Advisory Board notification for the Utilities Department Wildfire Mitigation Plan.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**MotionAPPROVED (5 to 0)**

**8.2 PUBLIC HEARING TO PRESENT THE ANNUAL REPORT ON THE CITY'S PERSONNEL VACANCY RATES AND THE CITY'S RECRUITMENT AND RETENTION EFFORTS**

Lori Sassoon, Human Resources Director, introduced the item and Stephanie Weber, Human Resources Administrative Assistant, provided a presentation.

Mayor Steiner opened the Public Hearing. Sylvia Edwards, City Clerk, stated there was no correspondence received from the public. Mayor Steiner closed the Public Hearing.

**Moved by:** Wes Speake

**Seconded by:** Jacque Casillas

That the City Council conduct the public hearing and receive and file this report.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**MotionAPPROVED (5 to 0)**

**9. ADMINISTRATIVE REPORTS**

**9.1 INCLUSIONARY HOUSING ORDINANCE RESEARCH RESULTS**

Joanne Coletta, Planning and Development Director, provided a presentation.

The Council provided comments and staff direction. The Council unanimously agreed to pursue the in-lieu fee inclusionary housing ordinance with 15% and pursue with options for multi-family and single family.

That the City Council provide direction on preparing an inclusionary housing ordinance and hiring a consultant to prepare a fee analysis for determining an in-lieu fee associated with the ordinance.

**9.2 COUNCIL MEMBER SPEAKE'S REQUEST FOR CITY COUNCIL TO CONSIDER WESTERN RIVERSIDE COUNTY REGIONAL WASTEWATER AUTHORITY REPRESENTATIVE CHANGE**

Tom Moody, Utilities Director, provided a presentation.

The Council provided comments.

The Council unanimously appointed Council Member Speake as delegate and Council Member Daddario as the alternate.

That the City Council provide direction to staff on drafting a new resolution that would allow the Mayor to appoint the City of Corona's representatives and alternates for the Western Riverside County Regional Wastewater Authority's

Board of Directors and Executive Committee. This new resolution would repeal Resolution No. 2022-018.

**10. LEGISLATIVE MATTERS**

**10.1 ORDINANCE AMENDING CHAPTERS 16.04, 16.12, 16.20 AND 16.24 OF THE CORONA MUNICIPAL CODE TO DELETE AND UPDATE OUTDATED LANGUAGE AND TO AUTHORIZE THE CITY MANAGER TO APPROVE SUBDIVISION IMPROVEMENT AGREEMENTS AND TO ACCEPT AND RELEASE SECURITY FOR SUBDIVISION IMPROVEMENTS**

**Moved by:** Tom Richins

**Seconded by:** Wes Speake

That the City Council introduce, by title only, and waive full reading of consideration of Ordinance No. 3417, first reading of an ordinance amending Chapters 16.04, 16.12, 16.20 and 16.24 of the Corona Municipal Code to delete and update outdated language and to authorize the City Manager to approve subdivision improvement agreements and to accept and release security for subdivision improvements.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**MotionAPPROVED (5 to 0)**

**10.2 ORDINANCE AMENDING CHAPTER 15.16 OF THE CORONA MUNICIPAL CODE TO DESIGNATE MODERATE, HIGH, AND VERY HIGH FIRE HAZARD SEVERITY ZONES CONSISTENT WITH STATE LAW**

Mayor Steiner commended Fire Chief Young for hosting a Town Hall for this item.

**Moved by:** Wes Speake

**Seconded by:** Tony Daddario

That the City Council introduce, by title only, and waive full reading of consideration of Ordinance No. 3418, the first reading of an ordinance adopting the City of Corona Local Responsibility Area Fire Hazard Severity Zones Map to designate moderate, high, and very high fire hazard severity zones and amending Chapter 15.16 of the Corona Municipal Code to update the fire hazard severity zones regulations.

Aye (5): Jim Steiner, Jacque Casillas, Tony Daddario, Tom Richins, and Wes Speake

**MotionAPPROVED (5 to 0)**

**10.3 ORDINANCE AMENDING CHAPTER 3.08 OF THE CORONA MUNICIPAL CODE TO UPDATE THE CITY'S PURCHASING REGULATIONS**

Kim Sitton, Finance Director, provided a presentation.

Joe Morgan, resident, addressed the Council and expressed his concerns with the proposed item.

The Council provided comments and had inquiries. Ms. Sitton, Brett Channing, Assistant City Manager, and Jamie Raymond, Chief Deputy City Attorney, provided clarification.

Don Fuller, resident, addressed the Council and expressed his concerns with the proposed item.

This item is being brought back to a future City Council meeting.

That the City Council introduce, by title only, and waive full reading of consideration of Ordinance No. 3419, first reading of an ordinance amending Chapter 3.08 of the Corona Municipal Code to update the City's purchasing regulations.

**11. REPORTS FROM BOARDS AND COMMISSIONS**

**11.1 Library Board of Trustees**

None.

**11.2 Planning & Housing Commission**

None.

**11.3 Parks & Recreation Commission**

None.

**11.4 Regional Meetings**

**11.4.a UPDATE FROM COUNCIL MEMBER WES SPEAKE ON THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION (RCTC) MEETING OF MAY 14, 2025**

Council Member Speake provided an update.

**11.4.b UPDATE FROM VICE MAYOR CASILLAS ON THE CAL CITIES RIVERSIDE COUNTY DIVISION GENERAL MEMBERSHIP MEETING OF MAY 19, 2025**

Vice Mayor Casillas and Council Member Speake provided an update.

**11.4.c UPDATE FROM COUNCIL MEMBER TOM RICHINS ON THE RIVERSIDE COUNTY HABITAT CONSERVATION AGENCY (RCHCA) MEETING OF MAY 8, 2025**

Council Member Richins provided an update.

**12. CITY ATTORNEY'S REPORTS AND COMMENTS**

None.

**13. CITY MANAGER'S REPORTS AND COMMENTS**

None.

**14. CITY COUNCIL MEMBERS' REPORTS AND COMMENTS**

Council Member Speake thanked his mother for all her work.

Council Member Richins wished Council Member Speake a happy birthday.



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Vice Mayor Casillas announced she will be hosting Coffee with a Council Member this Saturday May 24, 2025, from 9:30 a.m. - 10:30 a.m. for District 1.

Mayor Steiner announced the celebration of life for Jerry Shoffer on May 30, 2025. He also acknowledged the passing of James Norman.

### **15. FUTURE AGENDA ITEMS**

- 15.1 METHODOLOGY FOR GREEN RIVER ROAD/FOOTHILL PARKWAY TRAFFIC STUDY (STAFF) JUNE 4, 2025**
- 15.2 UPDATE CMC 9.52.030, NO EXCEPTION - CERTAIN CCW PERMITS (T. DADDARIO) JUNE 18, 2025**
- 15.3 SKYLINE MASTER PLAN (STAFF) JUNE 18, 2025**
- 15.4 MOBILE HOME RENT STABILIZATION UPDATE (STAFF) JUNE 18, 2025**
- 15.5 NORTH MALL CONCEPTS (STAFF) JUNE/JULY**
- 15.6 FEATHER FLAG PERMIT AMENDMENTS (W. SPEAKE) TBD**
- 15.7 EXPLORE CMC ORDINANCE CHANGES TO SET TIME LIMITS FOR SPECIFIC FOR TEMPORARY FENCING AND BOARDED UP WINDOWS (W. SPEAKE) TBD**
- 15.8 EXPLORE CORDON PRICING OF THE FOOTHILL CORRIDOR TO DETER CUT THROUGH TRAFFIC (W. SPEAKE) TBD**
- 15.9 REVIEW/AMEND SECTION 17.63.120 ALTERATION, RELOCATION OR DEMOLITION OF HISTORIC RESOURCES, SPECIFICALLY (D)(6) (W. SPEAKE) TBD**

### **16. ADJOURNMENT**

The next scheduled meeting of the Council is on June 4, 2025. Mayor Steiner adjourned the meeting at 8:18 p.m. in honor of James Norman.